



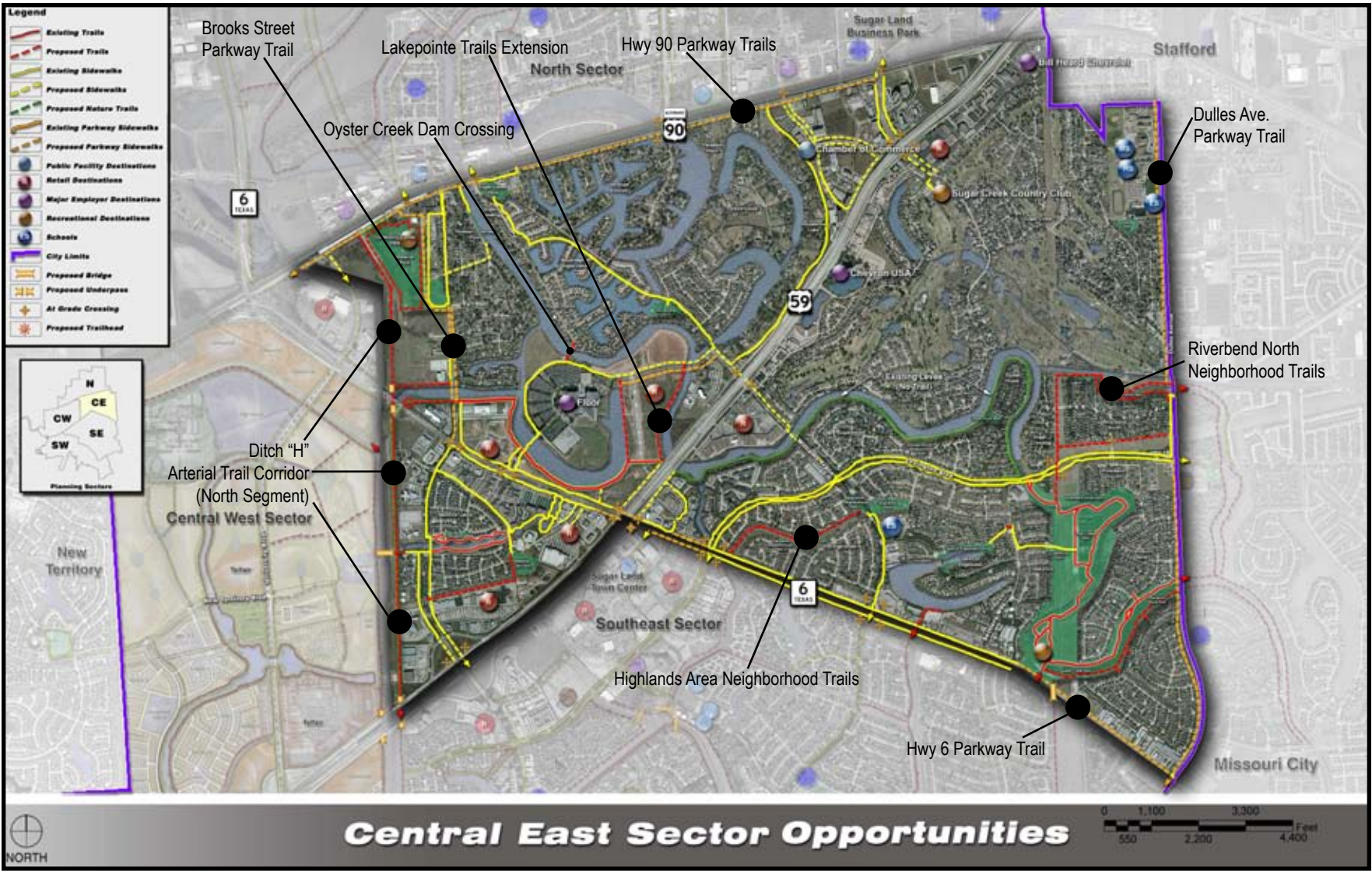
Central East Sector Opportunities

A large portion of this sector is already developed. However, Oyster Creek and the Ditch “H” Corridor run through this sector, creating several possibilities for trail connections. Within this sector are many of the city parks, public schools and a large number of retail destinations, all benefiting from trails.

There are pockets of potential growth throughout this sector. As development in these areas occur, it is imperative that trails are a priority on all development projects so that the new residents, retail, or businesses will be connected to the remainder of the city.

TABLE E-2 CENTRAL EAST PLANNING AREA
HIKE & BIKE COMPATIBILITY - EVALUATION SUMMARY

Grade	Score	Name	Comments
5	91	Oyster Creek Dam Crossing	Critical north south corridor, can easily be part of new development
5	89	Ditch H Community Wide Trail	Natural area designated as greenbelt by developer
5	84	Lakepointe Trail Extensions	Nature trail area, very compatible area for trail development
5	83	Dulles Ave. Parkway Trail	Critical link on eastern side of the city
4	79	Highway 90A Parkway Trail (South R.O.W.)	Potential connection between neighborhoods and link to Sugar Land Business Park employment
4	77	Brooks Ave Parkway Trail	Critical connection to Eldridge Road and Sugar Land Business Park
4	74	Riverbend North Neighborhood Trails	Improves neighborhood connections
4	71	Highway 6 Parkway Trail	Improves connectivity to area retail uses
4	71	Plantation Bend Neighborhood Trail	Improves neighborhood connections
4	64	Highlands Neighborhood Trail	Key neighborhood link to Town Center area



Lake Pointe Trails Extensions

Currently there are trails and sidewalks throughout a significant portion of the Lake Pointe area. The proposed trails are along Oyster Creek and the lake surrounding Fluor Corporation. These trails connect to major retail destinations and Highway 59. Also there is a proposed trail across the dam connecting the Lake Pointe area to the adjacent neighborhood. There is a proposed sidewalk on the north side of Creekbend Dr. and a parkway sidewalk on the south side of Creekbend Dr. These corridors will connect Fluor Corporation to Sugar Lakes Dr. allowing for alternative routes to several of the nearby neighborhoods and retail destinations.

CORRIDOR EVALUATION		Corridor Name:		Lakepointe Trail Extensions	
Sector - North		Evaluation Score (5 = High Compatibility, 1 = Low Compatibility)		5	
		Meeting Held with Homeowner Group or Representatives (Y/N)		Y	
Selection Criterion	Weight	Total Available Points	Comments	Allocated Points	
Public Opinion of Adjacent Property Owners	25%	25		25	
Strong Positive Support Expressed		25	Already initiated by Developer	25	
Strong Negative Reaction Expressed		0			
Mix - Positive vs. Negative Reaction		10 - 20	Positive neighborhood sentiment	0	
Connectivity	# of Elements*	25%	25	13	
To Schools	0		No significant school connections	0	
Trail-to-Trail	3		Continues connection to existing Lakepointe trails and to Ditch H Community wide trail	3	
Neighborhood to Neighborhood	2		Connection to Imperial Park	2	
Parks & Other Amenities	1		Significant connection to Flour and area retail	1	
Major Employers or Retail	2		Key connection to Hwy 59 and the Town Center area	4	
Critical Connection				3	
Proximity to Single Family Residential		25%	25	25	
Alignment Separation from Homes				10	
- Greater than 50' separation				10	
- Between 30' and 50' separation			Wide corridor, allows min. of 30' separation	0	
- Greater than 20' separation				5	
Views above fence line into backyards**				10	
- Significant number of backyards visible from trail corridor				-15	
- Less than 10% of backyards visible from proposed alignment				-5	
- No significant views above adjacent fences			No area residential	10	
Existing Visual Buffers				5	
- Vegetation				5	
- Opaque Fencing (i.e. wood privacy fence)				5	
- Berms			separation via water as buffer	5	
Availability		10%	10	6	
City Owned				10	
Other Public Entity Owned				10	
Single Private Owner			Presedent set with prior trail in Lakepointe	6	
Common Ownership (HOA)				4	
Multiple Owners				2	
Scenic Quality		10%	10	10	
Significant greenbelt corridor (1 to 10)			Allows access to water and wetlands	10	
Current Usage		5%	5	5	
No Trail or Sidewalk, but Used			Used by area residents	5	
Usable w/out Improvement			Walkable wo improvements	0	
Total		100%	100	84	

*# of Elements within 1/4 - 1/2 mile radius **from 5'-6" viewpoint over 6' privacy fence



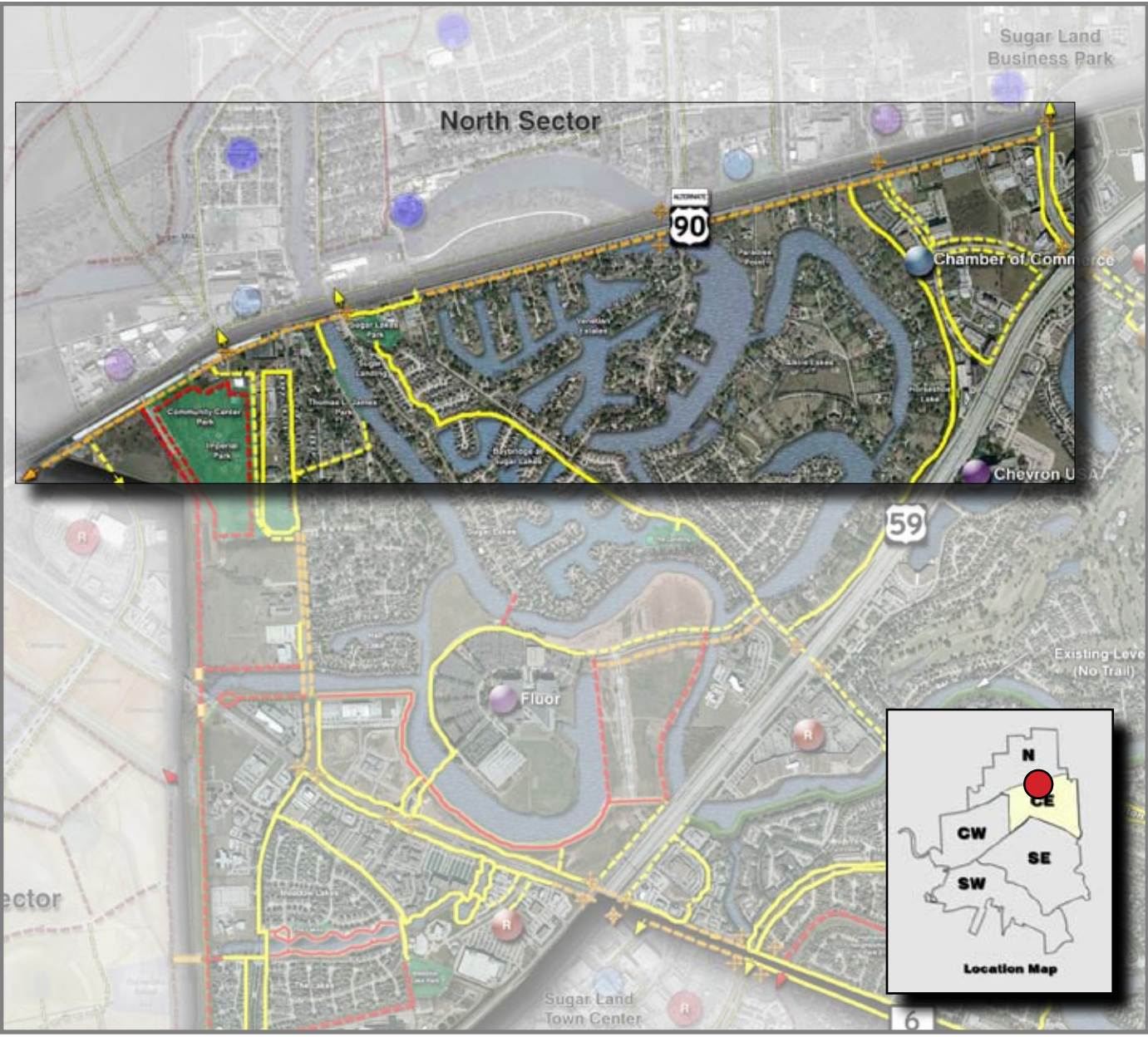


Hwy 90 Parkway Trails

Wide walkways are planned along Highway 90A. These parkway facilities will improve access between neighborhoods and lead to the three at-grade pedestrian crossings.

CORRIDOR EVALUATION		Corridor Name: Highway 90A Parkway Trail (South R.O.W.)			
Sector - North		Compatibility		4	
		Meeting Held with Homeowner Group or Representatives (Y/N)		Y	
Selection Criterion	Weight	Total Available Points	Comments	Allocated Points	
Public Opinion of Adjacent Property Owners		25%	25		25
Strong Positive Support Expressed			25	Support by TxDOT	25
Strong Negative Reaction Expressed			0		
Mix - Positive vs. Negative Reaction			10 - 20		
Connectivity		# of Elements*	25%	25	14
To Schools		1		Enhances connection to area elementary school	2
Trail-to-Trail		2		Connects to Eldridge Parkway	3
Neighborhood to Neighborhood		2			1
Parks & Other Amenities		2			1
Major Retail, Employers		6		Link to area retail and employment along both sides of 90A, connections to Business Park	4
Critical Connection				Critical connection to crossings to northern parts of the city	3
Proximity to Single Family Residential		25%	25		25
Alignment Separation from Homes					10
- Greater than 50' separation				10	10
- Between 30' and 50' separation				7	0
- Greater than 20' separation				5	0
Views above fence line into backyards**					10
- Significant number of backyards visible from trail corridor				-15	0
- Less than 10% of backyards visible from proposed alignment				-5	0
- No significant views above adjacent fences				10	10
Existing Visual Buffers					5
- Vegetation				5	0
- Opaque Fencing (i.e. wood privacy fence)				5	5
- Berms				5	0
Availability		10%	10		10
City Owned				10	0
Other Public Entity Owned				10	10
Single Private Owner				6	0
Common Ownership (HOA)				4	0
Multiple Owners				2	0
Scenic Quality		10%	10		0
Significant greenbelt corridor (1 to 10)				10	0
Current Usage		5%	5		5
No Trail or Sidewalk, but Used				5	5
Usable w/out Improvement				5	0
Total		100%	100		79

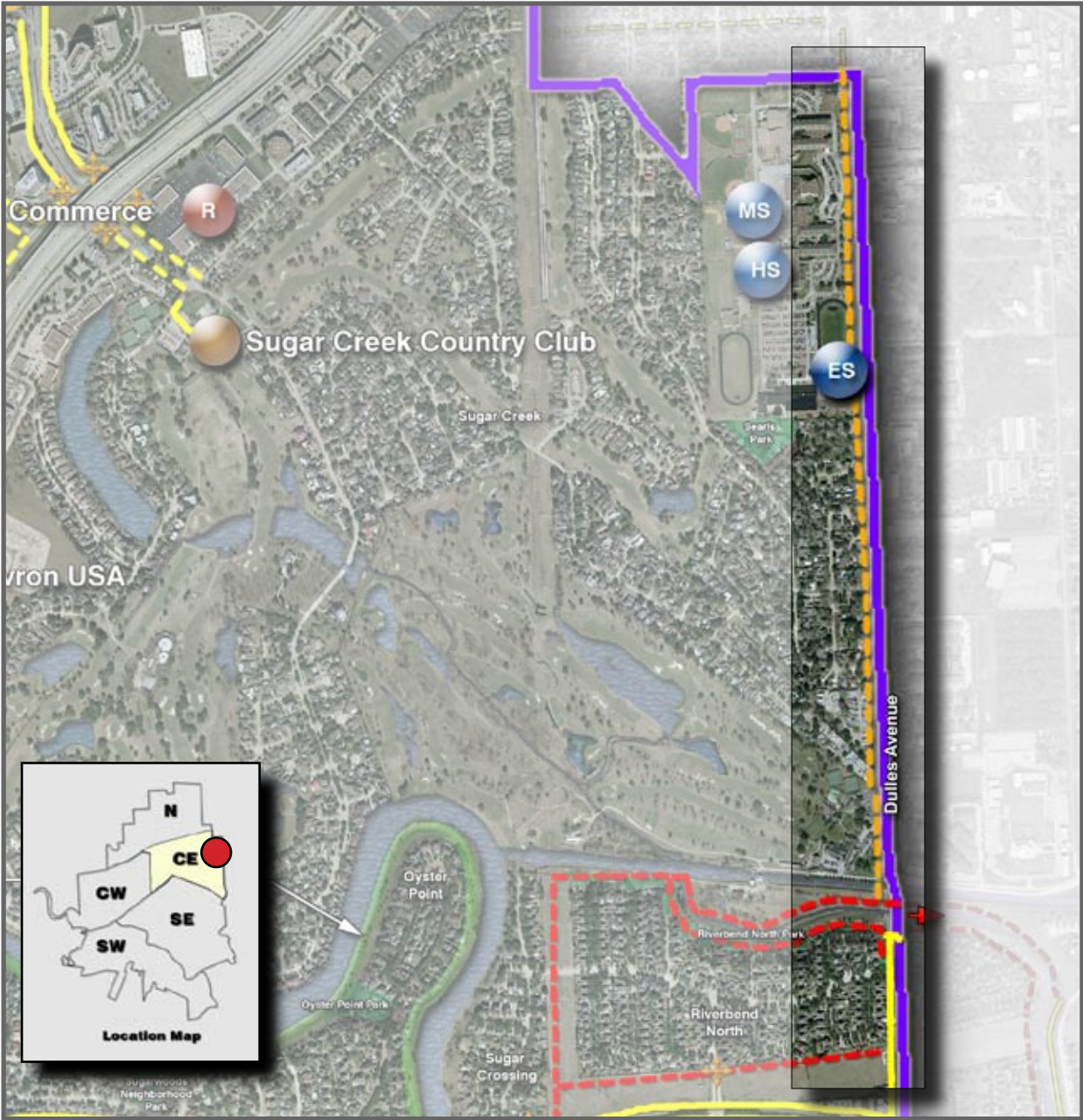
*# of Elements within 1/4 - 1/2 mile radius **from 5'-6' viewpoint over 6' privacy fence



Dulles Ave. Parkway Trail

There is a parkway sidewalk planned to follow along Dulles Ave. In the future the existing sidewalks should be widen so that they will meet the new sidewalk standard. Upon completing this trail, it will provide connections to addtional trails and several city parks including: Riverbend North Park, Riverbend South Park, and Plantation Bend Park, as well as trail opportunities leading to the nearby town of Missouri City.

CORRIDOR EVALUATION		Corridor Name: Dulles Ave. Parkway Trail			
Sector - North		Evaluation Score (5 = High Compatibility, 1 = Low Compatibility)		5	
		Meeting Held with Homeowner Group or Representatives (Y/N)		Y	
Selection Criterion		Weight	Total Available Points	Comments	Allocated Points
Public Opinion of Adjacent Property Owners		25%	25		20
Strong Positive Support Expressed			25		0
Strong Negative Reaction Expressed			0		
Mix - Positive vs. Negative Reaction			10 - 20	No negative comments	20
Connectivity	# of Elements*	25%	25		23
To Schools	3		5	Major connection to area elementary, middle and high schools	5
Trail-to-Trail	2		5	Only trail in the area, link to Oyster Creek Greenbelt trail	5
Neighborhood to Neighborhood	2		4	Links all neighborhoods along Dulles Ave as well as those in Missouri City	3
Parks & Other Amenities	2		4	Link to Ovster Creek Park	3
Major Retail, Employers	0		4	Link to retail and employment along 90A and Hwy. 6	4
Critical Connection			3	Critical connection along eastern edge of the city, major north/south route	3
Proximity to Single Family Residential		25%	25		20
Alignment Separation from Homes					5
- Greater than 50' separation			10		0
- Between 30' and 50' separation			7		0
- Greater than 20' separation			5		5
Views above fence line into backyards**					10
- Significant number of backyards visible from trail corridor			-15		0
- Less than 10% of backyards visible from proposed alignment			-5		0
- No significant views above adjacent fences			10	Majority of existing homes screened by privacy fencing	10
Existing Visual Buffers					5
- Vegetation			5		0
- Opaque Fencing (i.e. wood privacy fence)			5	Screen already previously in place	5
- Berms			5		0
Availability		10%	10		10
City Owned			10	Already public right of way	10
Other Public Entity Owned			10		0
Single Private Owner			6		0
Common Ownership (HOA)			4		0
Multiple Owners			2		0
Scenic Quality		10%	10		5
Significant greenbelt corridor (1 to 10)			10	Tree-lined corridor	5
Current Usage		5%	5		5
No Trail or Sidewalk, but Used			5	High probability of use along this route	5
Usable w/out Improvement			5		0
Total		100%	100		83
# of Elements within 1/4 - 1/2 mile radius		**from 5'-6" viewpoint over 6' privacy fence			





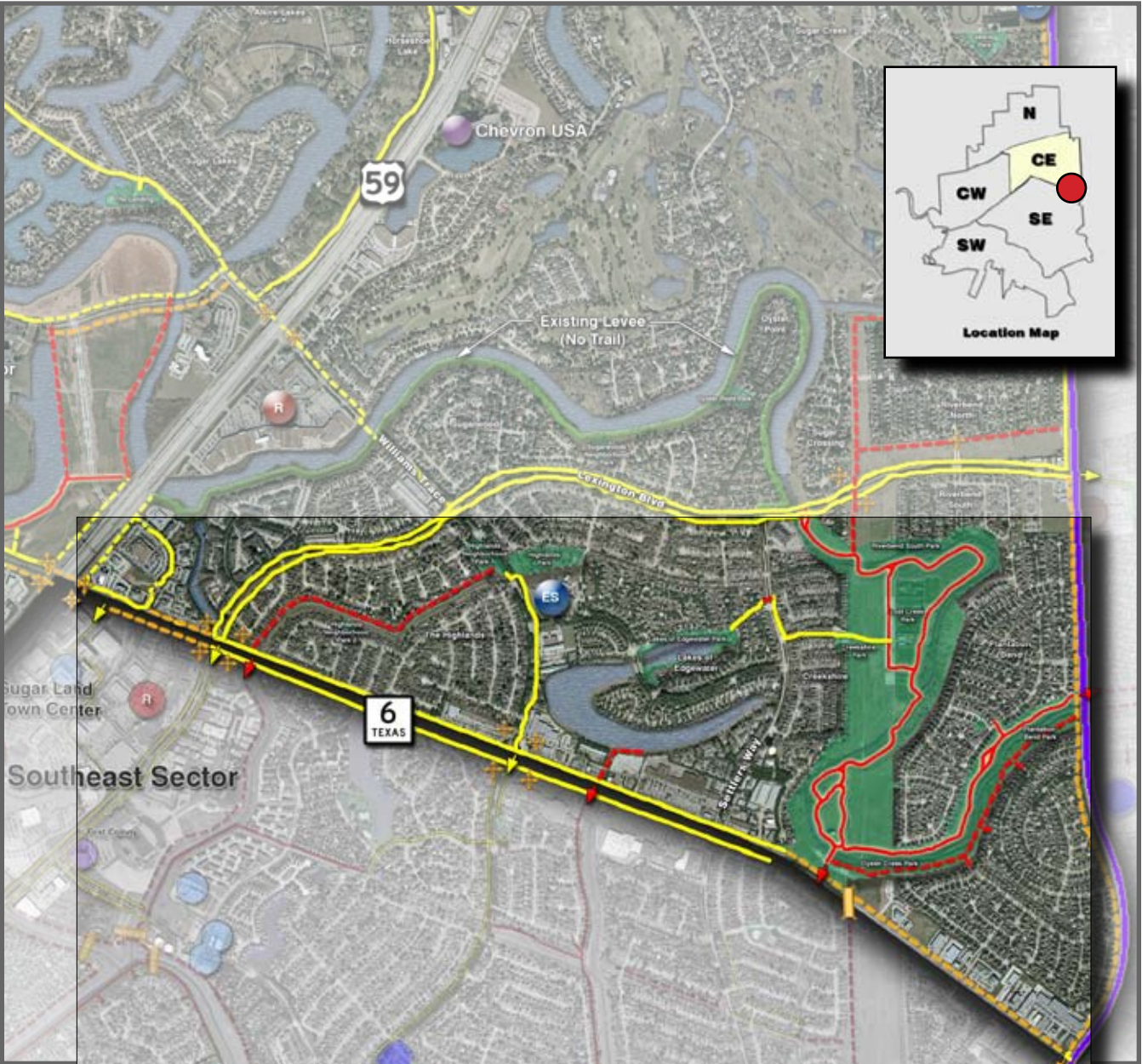
Hwy 6 Parkway Trail

This trail should have a wider width to increase the safety of the citizens and visitors using it. Once completed this trail will connect many of the city’s retail destinations, the Sugar Land Town Center, several neighborhoods, and city parks. This trail could realistically be used as an alternative route when traveling to these places once there are no gaps in the trail.

Text describing bridge

CORRIDOR EVALUATION		Corridor Name: Highway 6 Parkway Trail		Sector - North	
		Evaluation Score (5 = High Compatibility, 1 = Low Compatibility)		4	
		Meeting Held with Homeowner Group or Representatives (Y/N)		Y	
Selection Criterion		Weight	Total Available Points	Comments	Allocated Points
Public Opinion of Adjacent Property Owners		25%	25		15
Strong Positive Support Expressed			25	Developer support for trails	0
Strong Negative Reaction Expressed			0		
Mix - Positive vs. Negative Reaction			10 - 20	No negative comments	15
Connectivity	# of Elements*	25%	25		16
To Schools	0		5	No major school connections	0
Trail-to-Trail	2		5	Links to Oyster Creek trail and Dulles Ave. Parkway	4
Neighborhood to Neighborhood	2		4		2
Parks & Other Amenities	2		4	Major connection to Oyster Creek Park and powerline greenbelt	4
Major Employers or Retail	0		4	Link to area retail along Highway 6	3
Critical Connection			3	Connection from Dulles Ave. to Oyster Creek corridor	3
Proximity to Single Family Residential		25%	25		25
Alignment Separation from Homes					10
- Greater than 50' separation			10	No impact on area homes	10
- Between 30' and 50' separation			7		0
- Greater than 20' separation			5		0
Views above fence line into backyards**					10
- Significant number of backyards visible from trail corridor			-15		0
- Less than 10% of backyards visible from proposed alignment			-5		0
- No significant views above adjacent fences			10	No current views to private areas	10
Existing Visual Buffers					5
- Vegetation			5		0
- Opaque Fencing (i.e. wood privacy fence)			5	Existing privacy fences in area already	5
- Berms			5		0
Availability		10%	10		10
City Owned			10		0
Other Public Entity Owned			10	TxDOT controlled right of way, adequate space in parkway	10
Single Private Owner			6		0
Common Ownership (HOA)			4		0
Multiple Owners			2		0
Scenic Quality		10%	10		0
Significant greenbelt corridor (1 to 10)			10		0
Current Usage		5%	5		5
No Trail or Sidewalk, but Used			5	High potential for use	5
Usable w/out Improvement			5	Walkable w/o improvements	0
Total		100%	100		71

*# of Elements within 1/4 - 1/2 mile radius **from 5'-6" viewpoint over 6' privacy fence

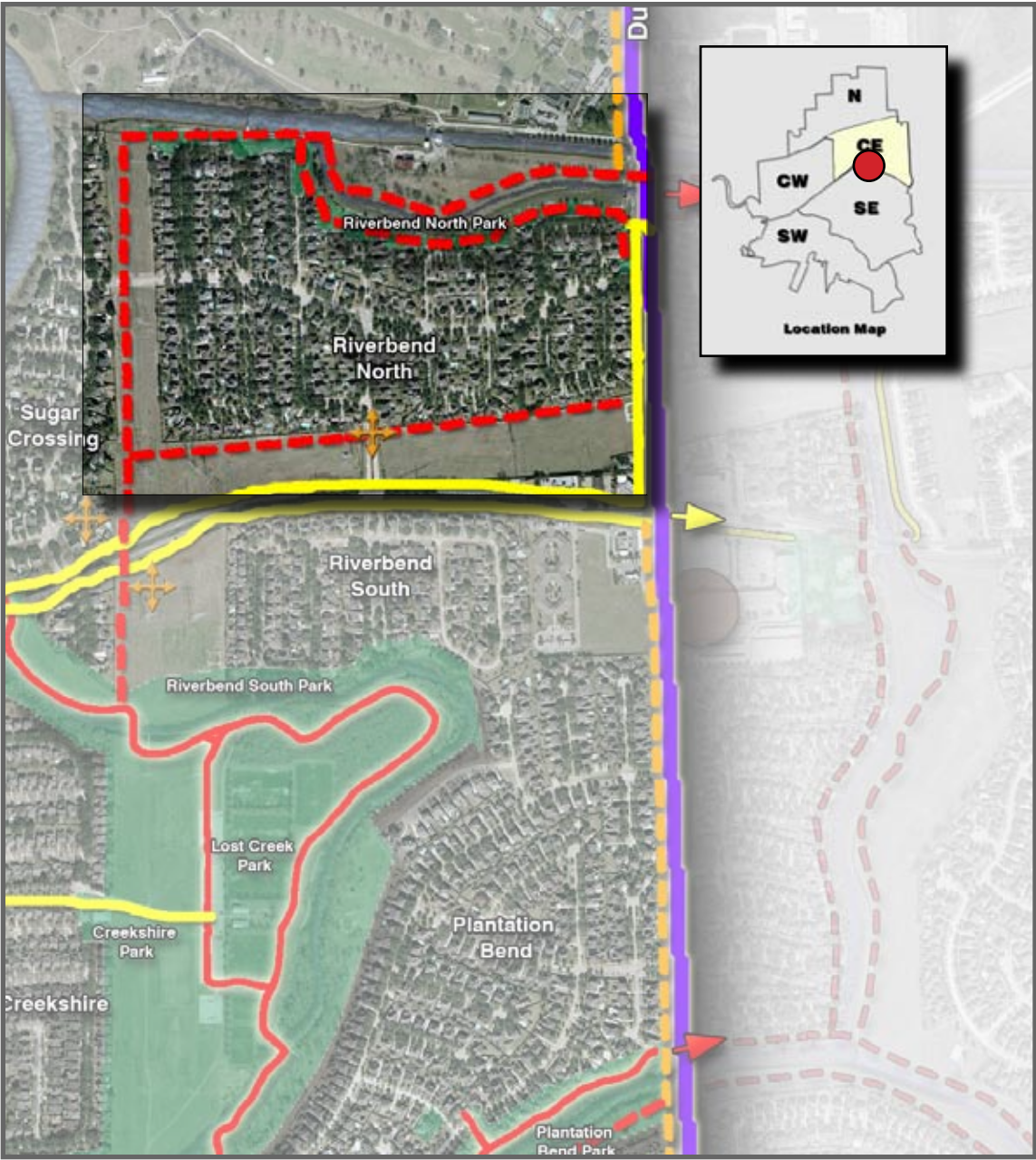


Riverbend North Neighborhood Trails

Trails can be added along existing drainage channels in the Riverbend neighborhood. These trails will provide connections to both the Oyster Creek trail system and to the proposed Dulles Avenue Parkway trail.

CORRIDOR EVALUATION		Corridor Name: Riverbend North Neighborhood Trails			
Sector - North		Evaluation Score (5 = High Compatibility, 1 = Low Compatibility)		4	
		Meeting Held with Homeowner Group or Representatives (Y/N)		Y	
Selection Criterion	Weight	Total Available Points	Comments	Allocated Points	
Public Opinion of Adjacent Property Owners		25%	25	15	
Strong Positive Support Expressed			25	0	
Strong Negative Reaction Expressed			0		
Mix - Positive vs. Negative Reaction			10 - 20	Community support for trails	
Connectivity	# of Elements*	25%	25	20	
To Schools	1		5	Link to area elementary school	
Trail-to-Trail	2		5	Link to Oyster Creek trail and Dulles Ave Parkway trail	
Neighborhood to Neighborhood	2		4	Link to Plantation Bend and Sugar Crossing	
Parks & Other Amenities	2		4	Link to Oyster Creek Park	
Major Retail, Employers	0		4	Link to Oyster Creek greenbelt and park	
Critical Connection			3	Connection to Oyster Creek corridor	
Proximity to Single Family Residential		25%	25	20	
Alignment Separation from Homes				5	
- Greater than 50' separation			10		
- Between 30' and 50' separation			7		
- Greater than 20' separation			5	Wide corridors but utilities may restrict location of trail	
Views above fence line into backyards**				10	
- Significant number of backyards visible from trail corridor			-15		
- Less than 10% of backyards visible from proposed alignment			-5		
- No significant views above adjacent fences			10		
Existing Visual Buffers				5	
- Vegetation			5		
- Opaque Fencing (i.e. wood privacy fence)			5	Fencing in place	
- Berms			5		
Availability		10%	10	10	
City Owned			10		
Other Public Entity Owned			10	Power transmission corridor controlled	
Single Private Owner			6		
Common Ownership (HOA)			4		
Multiple Owners			2		
Scenic Quality		10%	10	4	
Significant greenbelt corridor (1 to 10)			10	Views to Golf Course	
Current Usage		5%	5	5	
No Trail or Sidewalk, but Used			5		
Usable w/out Improvement			5		
Total		100%	100	74	

*# of Elements within 1/4 - 1/2 mile radius **from 5'-6" viewpoint over 6' privacy fence



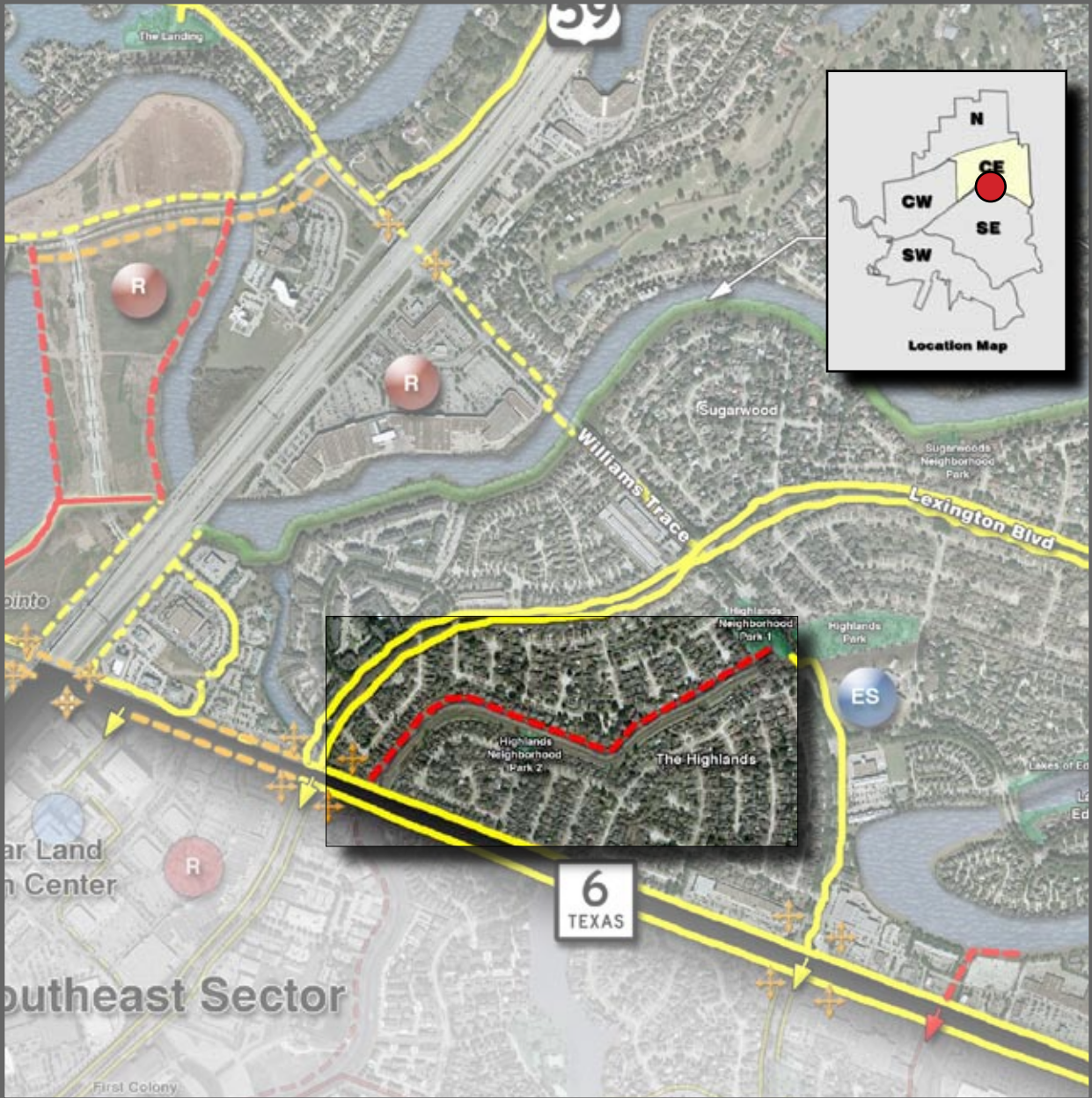


Highland Area Neighborhood Trail

If approved by area residents, trails can be added along an existing drainage channel that bisects the Highlands neighborhood. This trail would provide direct access to the area elementary school as well as to the Sugar Land Town Center.

CORRIDOR EVALUATION		Corridor Name: Highlands Neighborhood Trail			
Sector - North		Evaluation Score (5 = High Compatibility, 1 = Low Compatibility)		4	
		Meeting Held with Homeowner Group or Representatives (Y/N)		Y	
Selection Criterion	Weight	Total Available Points	Comments	Allocated Points	
Public Opinion of Adjacent Property Owners		25%	25		15
Strong Positive Support Expressed		25	Positive support expressed by Sugar Land residents		
Strong Negative Reaction Expressed		0			
Mix - Positive vs. Negative Reaction		10 - 20	Positive support by area residents		15
Connectivity		# of Elements*	25%	25	20
To Schools	1	5	Major connection to elementary school		3
Trail-to-Trail	2	5	Link to Highway 6 corridor		3
Neighborhood to Neighborhood	2	4	Key link between neighborhoods		4
Parks & Other Amenities	2	4	Link to Highlands Park		3
Major Employers or Employers	0	4	Major link to area retail and employment		4
Critical Connection		3	Key link to Town Center		3
Proximity to Single Family Residential		25%	25		10
Alignment Separation from Homes					5
- Greater than 50' separation		10			0
- Between 30' and 50' separation		7			0
- Greater than 20' separation		5			5
Views above fence line into backyards**					0
- Significant number of backyards visible from trail corridor		-15			0
- Less than 10% of backyards visible from proposed alignment		-5			0
- No significant views above adjacent fences		10			0
Existing Visual Buffers					5
- Vegetation		5			0
- Opaque Fencing (i.e. wood privacy fence)		5	Privacy fences in place		5
- Berms		5			0
Availability		10%	10		10
City Owned		10			0
Other Public Entity Owned		10	Drainage corridor		10
Single Private Owner		6			0
Common Ownership (HOA)		4			0
Multiple Owners		2			0
Scenic Quality		10%	10		4
Significant greenbelt corridor (1 to 10)		10	Area greenbelt		4
Current Usage		5%	5		5
No Trail or Sidewalk, but Used		5	Used by area residents		5
Usable w/out Improvement		5	Walkable w/o improvements		5
Total		100%	100		64

*# of Elements within 1/4 - 1/2 mile radius **from 5'-6" viewpoint over 6' privacy fence



Plantation Bend Neighborhood Trail

Neighborhood type trails can be added in the Plantation Bend area. These trails would connect to the Oyster Creek trail system and also to proposed Dulles Avenue parkway trail corridor.

CORRIDOR EVALUATION		Corridor Name: Plantation Bend Neighborhood Trail			
Sector - North		Evaluation Score (5 = High Compatibility, 1 = Low Compatibility)		4	
		Meeting Held with Homeowner Group or Representatives (Y/N)		Y	
Selection Criterion	Weight	Total Available Points	Comments	Allocated Points	
Public Opinion of Adjacent Property Owners		25%	25	20	
Strong Positive Support Expressed			25	Developer support for trails	
Strong Negative Reaction Expressed			0		
Mix - Positive vs. Negative Reaction			10 - 20	No negative comments	
Connectivity		# of Elements*	25%	25	16
To Schools	1		5	Enhances connections to area elementary school	
Trail-to-Trail	2		5	Link between Oyster Creek Trail and Dulles Ave. Parkway Trail	
Neighborhood to Neighborhood	2		4	Links Plantation Bend south to other area neighborhoods	
Parks & Other Amenities	2		4	Connection to Oyster Creek Park	
Major Retail, Employers	0		4	Link to retail along Highway 6 and to connection to Town Center	
Critical Connection			3	Benefits users on south side of Plantation neighborhood	
Proximity to Single Family Residential		25%	25	20	
Alignment Separation from Homes				5	
- Greater than 50' separation			10		
- Between 30' and 50' separation			7		
- Greater than 20' separation			5	Adjacent to trails on north side of channel, strong link to residential area	
Views above fence line into backyards**				10	
- Significant number of backyards visible from trail corridor			-15		
- Less than 10% of backyards visible from proposed alignment			-5		
- No significant views above adjacent fences			10	No current views to private areas	
Existing Visual Buffers				5	
- Vegetation			5		
- Opaque Fencing (i.e. wood privacy fence)			5	Privacy fences in place	
- Berms			5		
Availability		10%	10	10	
City Owned			10		
Other Public Entity Owned			10	Levee district controlled corridor	
Single Private Owner			6		
Common Ownership (HOA)			4		
Multiple Owners			2		
Scenic Quality		10%	10	0	
Significant greenbelt corridor (1 to 10)			10	Natural corridor, wetlands, vegetation, access to water	
Current Usage		5%	5	5	
No Trail or Sidewalk, but Used			5	Used by area residents	
Usable w/out Improvement			5		
Total		100%	100	71	

*# of Elements within 1/4 - 1/2 mile radius **from 5'-6" viewpoint over 6' privacy fence

SECTION E: Plantation Bend Neighborhood Trail





Brooks Street Parkway Trail

Brooks Street serves as a major secondary connection between the retail and restaurant facilities along Highway 6 and the neighborhoods in the North sections of Sugar Land. The wide shallow ditch and parkway zone along the west right of way of the road create an opportunity for a trail connection between Imperial Park and Highway 6. Bicycle lanes could also be considered along Brooks and Matlage Streets.

CORRIDOR EVALUATION		Corridor Name: Brooks Ave Parkway Trail			
Sector - North		Evaluation Score (5 = High Compatibility, 1 = Low Compatibility)		4	
		Meeting Held with Homeowner Group or Representatives (Y/N)		Y	
Selection Criterion	Weight	Total Available Points	Comments	Allocated Points	
Public Opinion of Adjacent Property Owners	25%	25		15	
Strong Positive Support Expressed		25			
Strong Negative Reaction Expressed		0			
Mix - Positive vs. Negative Reaction		10 - 20	Neighborhood sentiment unknown	15	
Connectivity	# of Elements*	25%	25	19	
To Schools	0		5	0	
Trail-to-Trail	2		5	5	
Neighborhood to Neighborhood	2		4	3	
Parks & Other Amenities	2		4	4	
Major Employers or Retail	5		4	4	
Critical Connection			3	3	
Proximity to Single Family Residential		25%	25	25	
Alignment Separation from Homes				10	
- Greater than 50' separation			10	10	
- Between 30' and 50' separation			7	0	
- Greater than 20' separation			5	0	
Views above fence line into backyards**				10	
- Significant number of backyards visible from trail corridor			-15	0	
- Less than 10% of backyards visible from proposed alignment			-5	0	
- No significant views above adjacent fences			10	10	
Existing Visual Buffers				5	
- Vegetation			5	5	
- Opaque Fencing (i.e. wood privacy fence)			5	0	
- Berms			5	0	
Availability		10%	10	8	
City Owned			10	8	
Other Public Entity Owned			10		
Single Private Owner			6	0	
Common Ownership (HOA)			4	0	
Multiple Owners			2	2	
Scenic Quality		10%	10	5	
Significant greenbelt corridor (1 to 10)			10	5	
Current Usage		5%	5	5	
No Trail or Sidewalk, but Used			5	5	
Usable w/out Improvement			5	0	
Total		100%	100	77	

*# of Elements within 1/4 - 1/2 mile radius **from 5'-6" viewpoint over 6" privacy fence



Ditch H Community Wide Trail Corridor

As in the southern sectors of the city, Ditch H creates an opportunity for one of the strongest community wide trails in Sugar Land. The trail corridor provides a strong parallel route to Brooks Street, and connects the northern neighborhoods of the city to the Town Center and Brazos River corridor. The corridor is readily suitable for trail development, and the levee improvement districts who manage the ditch support trail and beautification efforts.

This segment is one of the highest priority segments in the city.

CORRIDOR EVALUATION		Corridor Name: Ditch H Community Wide Trail		Sector - North	
		Evaluation Score (5 = High Compatibility, 1 = Low Compatibility)		5	
		Meeting Held with Homeowner Group or Representatives (Y/N)		Y	
Selection Criterion	Weight	Total Available Points	Comments	Allocated Point	
Public Opinion of Adjacent Property Owners		25%	25	20	
Strong Positive Support Expressed			25		
Strong Negative Reaction Expressed			0		
Mix - Positive vs. Negative Reaction			10 - 20	20	
Connectivity		# of Elements*	25%	25	22
To Schools	1		5	3	
Trail-to-Trail	3		5	4	
Neighborhood to Neighborhood	2		4	4	
Parks & Other Amenities	2		4	4	
Major Employers or Employers	0		4	4	
Critical Connection			3	3	
Proximity to Single Family Residential		25%	25	22	
Alignment Separation from Homes				7	
- Greater than 50' separation			10	0	
- Between 30' and 50' separation			7	7	
- Greater than 20' separation			5	0	
Views above fence line into backyards**				10	
- Significant number of backyards visible from trail corridor			-15	0	
- Less than 10% of backyards visible from proposed alignment			-5	0	
- No significant views above adjacent fences			10	10	
Existing Visual Buffers				5	
- Vegetation			5	0	
- Opaque Fencing (i.e. wood privacy fence)			5	5	
- Berms			5	0	
Availability		10%	10	10	
City Owned			10	0	
Other Public Entity Owned			10	10	
Single Private Owner			6	0	
Common Ownership (HOA)			4	0	
Multiple Owners			2	0	
Scenic Quality		10%	10	10	
Significant greenbelt corridor (1 to 10)			10	10	
Current Usage		5%	5	5	
No Trail or Sidewalk, but Used			5	5	
Usable w/out Improvement			5	0	
Total		100%	100	89	

*# of Elements within 1/4 - 1/2 mile radius **from 5'-6" viewpoint over 6' privacy fence

